



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00106 Sandstone Ranch Unit Nine
Application Type: Major Final
CPC Hearing Date: December 5, 2013
Staff Planner: Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov
Location: West of Sean Haggerty and North of Marcus Uribe
Acreage: 29.328 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: R-3A (Residential District)
Proposed Zoning: R-3A (Residential District)
Nearest Park: Sandstone Ranch Park (.49 mile)
Nearest School: Tom Lea Elementary (.39 mile)
Park Fees Required: \$41,400.00
Impact Fee Area: N/A
Property Owner: Northtown Village Joint Venture
Applicant: Tropicana Development
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: GMU / Vacant
South: R-5 / Residential Development
East: R-3A / R-F / Residential Development
West: R-3A / Vacant (Sandstone Ranch Unit 10 proposed)

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 30 acres of vacant land for 138 residential lots averaging between 5,000 to 10,000 square feet. Eight cul-de-sacs are proposed within this subdivision and no greens, commercial development or mix of housing is proposed. Primary access to the subdivision is proposed from Sean Haggerty Dr. This development is vested under the former subdivision code.

The applicant is proposing the following modification:

- To allow a 50-foot roadway with two 16-foot driving lanes, two 4-foot parkways and two 5-foot sidewalks.

CASE HISTORY

The City Plan Commission, at its regular meeting of September 5, 2013, voted to approve Sandstone Ranch Unit Nine on a Major Preliminary application basis. With this application, the applicant is seeking approval of the final plat which has no major changes from the preliminary plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification and **approval** of Sandstone Ranch Unit Nine on a Major Final basis, subject to the following requirement:

- That the City Plan Commission require the applicant landscape the parkway at the rear of all double frontage lots along Sean Haggerty.

Planning Division Recommendation:

Staff recommends approval with the modification and condition. As per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer needs to address the following comments.

1. No objections.

Parks and Recreation Department

We have reviewed **Sandstone Ranch Unit Nine**, a major preliminary plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **138** Single-family residential dwelling lots and applicant has been granted "Vesting Rights" under the "Old-Old" code prior to February 28, 2006 which requires one acre of "Parkland" for subdivisions with 200 units or more & "Park fees" at a rate of \$300.00 per dwelling unit for subdivisions with less than 200 units therefore, applicant shall be required to pay "Park fees" in the amount of **\$41,400.00** calculated as follows:

138 Single-family dwelling lots at a rate of \$300.00 / Dwelling unit = **\$41,400.00**

Please allocate generated funds under Park Zone: **NE-6**

Nearest Parks: **Sandstone Ranch** & **Sandstone Ranch Estates**

If density /acreage is increased /decreased or the property zoning /use changes, then "Park land /fees" requirements will be re-assessed based on applicable conditions.

El Paso Water Utilities

1. EPWU-PSB does not object to this request.

Water:

2. EPWU requires a plan and profile of the proposed Loma Real Drive and the 12-inch diameter water line described in comment 5.

3. There is an existing 8-inch diameter water main along the existing Cattle Ranch Street and Blue Barrel Drive within Sandstone Ranch Unit 8. Also, There is an existing 12-inch diameter water main along the east side of Sean Haggerty Drive that dead ends at Loma Real Drive. Also, there is an existing 12-inch diameter flow line along the east side of Sean Haggerty Dr.

4. There is an existing 36-inch diameter water transmission main along the east side of Sean Haggerty Drive that extends to Loma Real Drive and continues west along Loma Real Drive north 23-feet north of the centerline of Loma Real Drive. No connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules and Regulations.

5. A 12-inch diameter water main extension will be required from the existing 12-inch diameter water main on Sean Haggerty Drive to Cattle Ranch Street along the north side of Loma Real Drive to provide a looped system.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main along Cattle Ranch Street and an existing 12-inch diameter sewer main along Blue Barrel Drive within Sandstone Ranch Unit 8.

7. There is an existing 30-inch diameter sewer interceptor along the west side of Sean Haggerty. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

8. A sanitary sewer main is required to be constructed along the south side of Loma Real with this development so that the sewer main is available to provide service to the future Sandstone Ranch Unit 10.

General:

9. Water and sewer service for the subdivision requires extensions from the water and sewer mains within Sandstone Ranch Unit 8 and the proposed water main along Loma Real Drive.

10. A sanitary sewer main extension along Loma Real Drive will have to be constructed in coordination with Sandstone Ranch Unit 9 to provide sewer service to Sandstone Ranch Unit 10.

11. The area is located within an intermediate pressure zone off the War Highway Pressure Zone. Pressure regulating/reducing and pressure relief devices within the proposed public water distribution system are anticipated within this development. In addition, private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

12. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1)

hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Modification Request
5. Application

SANDSTONE RANCH UNIT NINE



ATTACHMENT 2

SANDSTONE RANCH UNIT NINE



ATTACHMENT 4



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

November 7, 2013

City of El Paso-Planning & Economic Development
222 South Campbell St.
El Paso, Texas 79901

Attention: Mr. Alejandro Palma
Lead Planner

Reference: Sandstone Ranch Unit Nine Final Plat – Modification Letter

Dear Mr. Palma:


On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 50 foot Roadway

This modification shall consist of a 50 foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 4-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group



Jorge Grajeda, E.I.T.
Project Engineer

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Jg/Jg

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL



DATE: _____

FILE NO. SUSU 13-00106

SUBDIVISION NAME: Sandstone Ranch Unit Nine

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section 22, Block 81, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>20.81</u>	<u>138</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>8.47</u>	<u>9</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Drainage Easement</u>	<u>0.05</u>	<u>1</u>
School	_____	_____	Total No. Sites	<u>148</u>	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>29.328</u>	_____
Industrial	_____	_____			
3. What is existing zoning of the above described property? R-3A Proposed zoning? R-3A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow and Storm Drain to Off-Site Ponding Area.
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception
50' Row with 5' sidewalks, 4' parkways and a 32' pavement.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record Northtown Village Joint Venture, 4655 Cohen Dr., El Paso, TX 79924, (915) 821-3550.
(Name & Address) (Zip) (Phone)
13. Developer Tropicana Development, 4655 Cohen Dr., El Paso, TX 79924 (915) 821-3550
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group, 4712 Woodrow Bean, Ste. F, El Paso, TX 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
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